

**Minutes  
Newton Planning Commission  
June 24, 2003  
Council Chambers  
City Hall**

The regular meeting of the Newton Planning Commission was held at 7:30 p.m. on June 24, 2003 in the Council Chambers at City Hall.

**Members**

**Present:** Brevard Arndt  
Kent Elliott  
Stan Winstead  
Clinton Sigmon  
Tom Dixon

**Members**

**Absent:** Gary Corne  
Tony Jarrett

**Staff**

**Present:** Glenn Pattishall, Planning Director  
Alex Fulbright, Planner

**Others:** None

**Chairman Arndt** called the meeting to order.

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**Item 2: Approval of Minutes May 27, 2003 Meeting**

**Chairman Arndt** asked for consideration of the minutes. With no changes, corrections, or additions, Chairman Arndt ruled that the minutes were approved as presented.

**Item #3: Public Hearing--Text Amendment 2003-03 Funeral Parlors**

**Chairman Arndt** called to order a public hearing as scheduled and advertised on a proposed text amendment to the zoning ordinance and recognized Mr. Fulbright for presentation. **Mr. Fulbright** read from his June 19, 2003 memo to the Planning Commission stating that at the May 27, 2003 meeting, the Planning Commission requested the staff to prepare a text amendment to amend the zoning ordinance to allow funeral parlors in residential districts as a Special Use Permit. He reviewed comments and concerns about funeral homes in residential areas. He said that the draft amendment would allow funeral parlors as defined by the new ordinance as a permissible special use in all residential districts upon approval of the City Council and subject to three specific standards which were that the site have direct access to an arterial or collector street as shown on the thoroughfare plan and the collector street plan, that all state regulations governing funeral establishments have been met, and that signage was subject to Section 26-8 as it pertained to churches and civic organizations. He stated that the funeral parlors would receive a new definition and that the Special Use Permit would be allowed by the City Council, as a Class A Special Use Permit. He stated that state approval would be after the granting of the special use permit but that the special use permit would be granted subject to state compliance; therefore, if someone got a special use permit but could not comply with state regulations, their special use permit would be revoked.

**Mr. Pattishall** explained that Special Use Permit compliance would be contingent on maintaining state licensing compliance as well.

**Mr. Fulbright** explained state licensing requirements and went over the copy of the application for establishing a funeral parlor.

**Mr. Arndt** stated that special use permit runs with the land.

**Mr. Dixon** said he felt that the draft text amendment addressed the concerns of the Planning Commission and protected public welfare.

**Mr. Fulbright** mentioned the possibility of a crematorium as an accessory use. He said he had spoken to funeral parlor operators about crematoriums and that most, if not all of the concerns, such as ashes, smoke, smell, etc. were of no concern because the heat is over 7,000 degrees Fahrenheit. He explained that Bass-Smith is the only crematorium in the area and that Willis Reynolds is going to add one to it's facility in the near future.

**Stan Winstead** said that several friends of his who live in Charlotte live near one and they have had no noticeable problems. With no further discussion, a motion was made by **Mr. Dixon** to approve the proposed text amendment, seconded by **Mr. Winstead**, and unanimously adopted.

**Mr. Fulbright** explained that Carl Jenkins would typically come back to the Planning Commission for recommendation on a Special Use Permit application and questioned if the Planning Commission wanted to recommend approval by consensus that he be given a positive recommendation so it could go forward to the City Council without further consideration by the Planning Commission. There was motion by **Mr. Elliott**, seconded by **Mr. Sigmon**, and unanimously adopted to recommend approval of Mr. Jenkin's Special Use Permit upon the adoption of the text amendment as recommended by the Planning Commission.

#### **Item 4: Old Business – Update on Area's Specific Plan**

**Mr. Pattishall** reviewed the maps of the various properties that needed to have consultation with the property owners to discuss their plans and advise of the Planning Commission's efforts to develop a plan for the area. He said that he planned to meet with the various property owners on the issues during the month of July and would be reporting back to the Planning Commission at the July meeting on the results of the meetings. There was consensus that the maps would be excellent for presentation and discussion and that the approach was appropriate.

#### **Sidewalk Letters**

**Mr. Pattishall** presented letters from the Planning Commission recommending sidewalk installation in south Newton to connect the Agriculture Center with the central business district along Brady Avenue and South College Avenue. He also reviewed the letter to the City Council for paving the 800 foot portion of Boston Road. There was consensus that the letters were acceptable as presented.

#### **Item 5: New Business**

There was none.

**Item 6: Reports for May 2003**

**Mr. Pattishall** reviewed the May Permit, Code Enforcement, and Planners Report.

**Item 7: Adjournment**

Meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Glenn J. Pattishall/AICP  
Secretary

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